

**Westfield of Vero Beach
Minutes of the Board of Directors Meeting
Wednesday April 19, 2017
Vero Beach Inn and Suites 8797 - 20th Street Vero Beach FL**

Meeting was called to order by President: Bill Rooney

Verification of notice: The Association Manager verified that the Notice was posted on the bulletin board and on the Westfield of Vero Beach website.

Roll call: Present: Bill Rooney, Pat Spradling, Dave Jackson, Dawn Chapman, Cynthia Petersen and Association Manager Terry Calhoun. Everyone is present and ready to conduct business.

Approval of the Minutes: Bill Rooney made a motion to accept the minutes of the January Board meeting, Cynthia Petersen seconded the motion, all were in favor and the motion passed.

President's Report:

It was reported last meeting that DR Horton had one home left to sell, and it was under contract however we were advised that the deal fell through.

Decorative lights have been installed at the front gates. A big "THANK-YOU" to Norman Burbine for doing the installation of front lights to enhance the community. Westfield of Vero Beach's Board of Directors, and members do appreciate Norman's countless time and labor that he has donated to the community.

The monthly lawn fee and annual assessment fee were approved last year by the board to be combined into one amount, and then split over a 12-month period. The feedback from owners has been very positive. Owners have been delighted, and commented on how much easier it is to budget.

During the last board meeting, Drones (unmanned aircraft) were discussed, and the overall consensus of the board and members was to set policy to prohibit the use of them within the community.

The beautiful fountain was not working due to an electrical problem. The fountain maintenance company was contacted by the Association Manager and the fountain has been repaired.

Treasurers Report: Dave Jackson Treasurer for the association reported that the financials are in good shape. Current Assets are \$97,870.00. The overall Profit & Loss statement reflects the Association under-budget by \$3,300.00, however it usually nets out over the period of a year. Dave commended Schlitt Property Management on their

financial reports. As Treasurer of the Association, he advised that he has reviewed the financials and bills in the Schlitt office and has been very impressed with the accuracy and attention to detail in the preparation and processing of the reports.

Delinquency: Treasurer Dave Jackson reported that the association did have one owner who was delinquent, and the Property Manager sent late letters, and then turned it over to the attorney to file a lien. The lien was filed, which included all late fees and interest as well as all attorney fees related to the delinquency. The owner has paid the account in full including all interest, late fees and legal fees to release the lien. This owner is now current.

Audit: The Audit was completed by the CPA – Just a reminder, copies are available upon request.

Documents: The Westfield of Vero Beach Documents - were out-sourced to be re-typed as written. The Committee can start working on the review the re-typed Articles, and prepare a report of recommendations for changes to the board of directors. Once approved they will then be submitted to the attorney for final review.

Upon completion of the Articles, the Bylaws should be completed and they will proceed with the review and report of recommendations for changes which the board will review, and once approved will be turned over to the Attorney for his review and recommendations. Upon attorney approval and revision, the documents will be prepared to go out to a vote of the owners for their review and approval.

Speeding: Complaints have been received regarding speeders in the community. Lloyd Clemmer commented that he looked into hiring a Sheriff's Deputy to monitor randomly the vehicles that enter and exit the community. The cost is \$35 per hour. There is a minimum of three hours required. They would use their radar device to monitor the speed of all vehicles, then write up a report and include all tag numbers of vehicles in violation of the posted speed limit. Speed bumps were discussed, as well as other tracking devices. UPS and FED X and the mail lady need to slow down as well.

Dog rules: Owners and their tenants, or guest that are not picking up after their dogs, and any dogs that are not leashed are in violation and are subject to fines. For the safety of your pet, **Please** follow the rules.

NEW BUSINESS

There have been some dead Oak Trees on site, and several trees that look dead but are in a dormant state due to the cooler temperatures. Several Oaks in the front that are not doing well could be removed and replaced if owners would like.

Painting of Light Poles: President Bill Rooney got with FPL regarding painting of the leased roadway lighting within the community. They advised that they are not responsible for the painting of the poles. Bill asked for a specification for painting

which they did provide. Bill was required to sign off for the information. The Paint specifications is a three-page detail of the requirements, directions, and applications. The Association Manager obtained a bid for the painting. Additional bids can be obtained. Cynthia Petersen made a motion to get two more bids, Bill Rooney seconded the motion. All were in favor and the motion passed.

Park improvements: There have been several discussions regarding development of the park area. Benches - were researched. Metal, cement, and wood, as well as durable weather resistant plastic were considered. Home Depot and Lowe's carry several types. Maintenance issues for concrete would be pressure washing to keep clean. Further research will be done and presented at the next meeting.

Construction Entrance: The construction entrance on the Westside of the property will be closed off, and some work will be done to install grass, and possibly a walkway to allow owners easy access. A lock will be installed and the Property Manager will try to have the key matched to the front gate.

Party in the park: Harold Dedrick volunteered to help organize the next Party in the park. Volunteers, Diane, Cheryl, Lisa, Pearl, Cynthia and Dawn all agreed to help with anything needed to insure a great turn out and fun time for everyone. The date set for the Party is Saturday October 28th, 2017.

Front Gate codes: Gate codes as previously noticed over the past year will be changing. With the construction completed, owners are anxious to have the gates closed, with new Codes assigned for vendors, delivery people, etc. The old codes will be deleted. All owners who do not have, or remember their private code, please contact the Association Manager. As of June 1st, all old codes for vendors, contractors, and model home staff will be removed. Bill Rooney made a motion to remove the codes as noted, and Cynthia Petersen seconded the motion. All were in favor and the motion passed.

ARC Committee Report: Chairman Pat Spradling reported that the ARC approved paint for driveway was done at 8705 Westfield Circle for anyone that would like to drive by and take a look at the result. It really does look nice.

Lawn ornaments: The ARC advised all owners that lawn ornaments are not allowed to be in the grass area of your yard. The landscapers must be able to access every lawn, without any type of decorative ornament that could be damaged. Please keep all of ornamental decorations in the flower beds, away from the mowing area. Chairman Pat Spradling made a motion to accept lawn ornaments that are kept in the landscape areas of the exterior, Bill Rooney seconded the motion all were in favor and the motion passed. The ARC committee will determine whether to approve or disapprove ornaments according to the ARC submittals.

The St. John's water district has specific watering guidelines throughout the year, especially when we are experiencing a drought. The association will post notices as received on the website.

Schedule of Meetings of the HOA: Meetings can be reduced to three per year instead of quarterly. The next meeting which will be held on Wednesday October 18, 2017 at 6:00pm. It will be the Annual Members meeting and everyone is encouraged to attend. Notices will be sent out to everyone. A motion was made by Bill Rooney to delete the July meeting. Cynthia Petersen seconded the motion. All were in favor and the motion passed.

Holiday decorating committee: Volunteers: The decorating committee volunteers include the McTiernens's who graciously volunteer their garage to store all of the Christmas decorations, as well as owners, Diane, Cheryl, Pat, Pearl and Cynthia to decorate the front entrance and recreation area.

Motion to adjourn: President Bill Rooney made a motion to adjourn the meeting. All were in favor and the motion passed. Meeting was adjourned.